

CLINTON HILL NEIGHBORHOOD COUNCIL
26 Shanley Avenue
Newark 5 New Jersey

11-24-60

For Immediate Release

CLINTON HILL COUNCIL QUESTIONS FOX BILL HASTE
ASKS PUBLIC HEARING IN NEWARK

(Statement by executive committee approved at meeting 11-22-60)

The Clinton Hill Neighborhood Council urges that action on the urban revelopment bill sponsored by State Senator Donal C. Fox (Essex) proceed with the utmost deliberation and that there be no suspension of legislative rules to speed its passage.

Because the bill would affect the entire state, and especially cities like Newark, the council asks that a public hearing on the bill be held in Newark as part of the legislative process.

So far as the effect of the bill upon the Clinton Hill neighborhood is concerned, we raise the following questions. We hope that answers to them will be forthcoming from public officials, tax experts, and the bill's sponsors and opponents.

a. How will the implementation of the bill affect the capacity of authorities to relocate families displaced by projects to decent, safe, and sanitary housing as required by Federal law?

b. What effect will the bill have upon future construction of low- and middle-income housing to accommodate families in those economic groups displaced by projects stimulated by it?

c. If substantial incentives are to be granted to private developers of luxury apartments, business, and industrial projects, what incentives will be needed to stimulate construction of genuine middle-income housing in the \$20 - \$30 a room range?

(over)

d. What will be the immediate effects (1-5 years) of the operation of the bill upon Newark residential property taxes?

e. Do the bill's sponsors, or does the Legislature, contemplate similar tax assurances and relief for small investors and individual home owners such as live in Clinton Hill?

f. The bill fixes tax payments of $12\frac{1}{2}$ to $17\frac{1}{2}$ per cent of gross rental income up to 20 years for projects built under the bill. How were these figures arrived at?

The council wishes to associate itself with the New Jersey League of Municipalities and other groups which have urged the most careful analysis possible of this bill.

For this reason, the council urges public discussion by the responsible municipal agencies concerned with the bill and by all interested citizens. The public hearing in Newark should permit such views to be presented.